

**52 Calga Crescent, Catalina, NSW 2536**



**House For Sale**

Thursday, 9 November 2023

52 Calga Crescent, Catalina, NSW 2536

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Karen Van Der Stelt

**\$749,000**

Welcome to 52 Calga Crescent, Catalina. This grand 3-bedroom, 3-bathroom home is the perfect blend of comfort and style. With a spacious land area of 715 sqm, this property offers ample space for all your needs. As you step inside, you'll be greeted by a well-designed floor plan that maximizes natural light and creates a seamless flow between rooms. The living room is truly the heart of the home and you will be surprised by the size of the space that still creates a cosy atmosphere not to mention the fireplace, perfect for those chilly winter nights. The kitchen has been recently updated and is equipped with modern appliances, ample storage space, and a convenient dining area. The dining room opens up to a huge deck with a private leafy outlook providing the perfect spot for alfresco dining and entertaining guests. The bedrooms are a great size and filled with natural light, offering a peaceful retreat at the end of a long day. The master bedroom features an ensuite bathroom and built-in robes for added convenience. Outside, you'll find a beautifully landscaped backyard, complete with lush green grass and a variety of plants. Whether you're hosting a barbecue or simply enjoying a quiet afternoon, this backyard is the perfect oasis. Downstairs there is another bedroom, rumpus/storage room and combined laundry/bathroom. Plenty of room to convert into granny flat (STCA) perfect for the larger family.\* Reverse cycle a/c living room.\* Wood heater.\* 3 bathrooms.\* Copious amounts of storage space and rooms on the ground floor.\* Double tandem garage.\* Private 715m<sup>2</sup> block overlooking leafy outlook.\* Large timber deck/alfresco. Permanent rental appraisal : \$495-\$525 per week Holiday appraisal: Peak Season: \$2,170 High Season: \$1,995 Mid Season: \$1,785 Low Season: \$1,330 Only 5mins to Batemans Bay shopping and cafe precinct, marina and foreshores. 2hrs to Canberra and only 3.5hrs to Sydney make this the perfect 'Sea Change'. Call to arrange an inspection at your earliest convenience ! Council Rates: \$2,721/yr